

**ZONING INFORMATION**  
**PARCEL ID:** 010-023676  
**ZONING:** ARTS INNOV DISTR, EAST FRANKLINTON DISTRIC, EFD H-60  
**HISTORIC DISTRICT:** NONE  
**BUILDING AREA GROSS:** 2,268 SF  
**FLOOD ZONE:** OUT

**EXISTING OCCUPANCY:** B-BUSINESS  
**NEW OCCUPANCY:** B-BUSINESS NO CHANGE + A2 ACCESSORY USE

**OCCUPANT LOAD:**  
B BUSINESS = 1,668/100=17  
A2 ASSEMBLY = 112/15=8  
TOTAL OCCUPANTS = 25

- PLAN CODED NOTES**
- 1 EXISTING BUILDING, ALL WALLS EXISTING NO STRUCTURAL MODIFICATIONS
  - 2 ACCESSORY ASSEMBLY USE SHOWN HATCHED - SEATING AREA
  - 3 COMPETITIVE GAMING AREA
  - 4 EXISTING LOBBY TO REMAIN
  - 5 EXISTING ACCESSIBLE ENTRY
  - 6 EXISTING ACCESSIBLE PARKING SPACE
  - 7 EXISTING CURB CUT
  - 8 EXISTING PARKING LOT
  - 9 EXISTING FENCE
  - 10 EXISTING GREEN SPACE
  - 11 EXISTING ACCESSIBLE WALK WAY



SITE PLAN  
1/32"=1'

TOWN ST  
480 W TOWN ST  
COLUMBUS, OH 43215

**DRAWN BY:** JAM  
**CHECKED BY:**  
**APPROVED BY:**

**DRAWN ON:** 06.09.17  
**REVISION 1:** N.A.  
**REVISION 2:** N.A.  
**REVISION 3:** N.A.

**GENERAL NOTES:** CONCEPT DESIGN DOCUMENT, NOT FOR CONSTRUCTION

SP100  
SHEET 1 OF 1